

Dear Sir / Madam

Re: Certificate of lawfulness application for 21 Oaklands

We wish to apply for a certificate of lawfulness, as advised by Reading Planning administration on 16th May 2019 for the installation of new boiler and removal of kitchen cupboard.

21 Oaklands is a ground floor flat part of the Oaklands development (14-24 Oaklands). This building has been Grade II listed since February 2013 (list entry 1411947) . The site is adjacent to but just outside the South Park Conservation area. 21 Oaklands requires refurbishment to meet the safety, environmental and comfort requirements. This includes a new boiler and updated kitchen.

The Oaklands development was built in 1967 in the grounds of a large Victorian house. It was designed by the architects Diamond Redfern & Partners and is notable for incorporating contemporary buildings into a leafy Victorian setting.

Replacement of boiler

21 Oaklands was originally heated by an electric storage heater located in an under stairs cupboard from which hot air was ducted into the rooms. This system was replaced (estimated in the 1980s) by wall mounted storage heaters located in two of the three rooms, and the hall. This existing system is reaching the end of its life, was poorly installed with unattractive surface wiring, and does not use offpeak electricity. It provides inadequate comfort levels requiring expensive supplementary electric heaters which are a trip hazard. Hot water is provided by a hot water tank and emersion heater, with a header tanks above it. This is located in a kitchen cupboard.

The proposed new heating systems will use a gas combi boiler located in the kitchen, and use existing pipework to provide hot water to the bathroom. Plain white radiators will be located in all rooms, except the kitchen. Pipework for the radiators will be routed through existing service cavities or chased into the floor where possible.

The flue for the boiler will exit though the kitchen wall to the rear of the building and will not be visible from the street. The external flue terminal will be black to match other gas boiler installations in the Oaklands development. The hot water tank and header tank will be removed as they will no longer be necessary.

We have considered other locations for the boiler but have been advised by the gas engineer that they would not be compliant with building regulations as the boiler and associated plumbing would be located too close to the consumer unit. Alternative locations would also require additional visible pipework and drainage.

The heating system will be installed by a registered Gas Safe engineer, who will meet Building Regulations and provide certification.

Removal of kitchen cupboard

Following the removal of the hot water tank the kitchen cupboard will be redundant. Removing this will bring valuable space to the kitchen permitting modern appliances to be installed while still having room for storage cupboards. Removing the cupboard will also allow space for a kitchen chair, which will be of great assistance to the owner who is infirm. The vent for the cooker hood has been identified as requiring replacement and this will be vented through the existing ducting.

We believe that the installation of the heating system will not involve any change to the character of the building. The internal changes will not involve the loss of any internal fittings that are noted in the building's listing.